BK 3610

WARRANTY DEED FTC

For and in consideration of the sum of TEN AND NO/100 ******** DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

CHARLIE BART SIMS and wife, JOSEPHINE A. SIMS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto EARNEST HENRY FREELS and wife, JOSEPHINE FREELS,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 15 on the Map of Sterling Heights, Section Two, as of record in Book 1424, page 104, Register's Office for said County.

Said Lot No. 15 fronts 75 feet on the north side of Jay Street, and runs back between parallel lines, 160 feet to a dead line.

Being the same property conveyed to Charlie Bart Sims, by deed from Roger M. Bruce Jr., and wife, as of record in Book 2498, page 375, said Register's Office.

This conveyance is made subject to restrictions recorded prior to February 15, 1960, in Book 1725, page 21, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except for 1963 taxes which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this the 24th day of July, 1963

Josephine A. Sims

Charlie Bart Sims

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Charlie Bart Sims and wife, Josephine A. Sims, to the bargainor(s) with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 26th day of July, 1963

My commission expires: July 26, 1966

Reau E. Folk, Jr.
Notary Public

hs

76287

WARRANTY DEED
CB&F
From
CHARLIE BART SIMS
To
EARNEST HENRY FREELS and wife.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 26 day of July A.D. 1963 at 9:55 o'clock A.M.
Noted in Book 3610 Page 165
Recording Fee $ 2.00
Register
By: [illegible] Deputy Reg.

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE

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